

PLANNING BOARD MEETING MINUTES

Wednesday, September 12, 2018

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:02 PM on Wednesday, September 12, 2018 in Room 321A of the Dudley Municipal Complex by Vice Chairman Guy Horne. Planning Board members present were: Pamela Humphrey-Vice Chair, Dan Edmiston-Clerk of the Board, Greg Benoit-Member and Don Johnson, Town Planner.

A. Approval of August 22, 2018 Meeting Minutes

- a. Ms. Humphrey **moved to accept the minutes of August 22, 2018 as presented.** Seconded by Mr. Benoit. Unanimous.

B. ANR: 25 Marshall Terrace: Nancy Mroczek, applicant

- a. Applicant's plan is displaying a proposed 10,000 square foot lot; the land is BUS15, which requires a minimum of 15,000 square feet
- b. Mr. Horne asked Mr. Johnson to contact the Engineer to review Footnote #6 and re-submit

C. ANR: Pierpont Road, Eric Johnson, applicant

- a. Needs a right-of-way to access lot, due to geographical hardship
- b. The applicant was advised to withdraw plan without prejudice, go to the Zoning Board and explain the situation and if given a variance, the Planning Board will approve the ANR. The ANR will be held by the Dudley Town Planner until the Zoning Board of Appeals makes their decision.
- c. Ms. Humphrey **moved to approve the ANR plan of land for Pierpont Road, Eric Johnson, 7 Quaddick Town Farm Road, Thompson, CT, Deed Book 58799 Page 13, Dudley Tax Map 204 Parcel 15, no waivers requested, looking to subdivide a 2 acre lot, contingent upon receiving a Zoning waiver or variance to use Lot A as frontage for the remaining lot.** Seconded by Mr. Benoit. Unanimous.

7:26 PM Public Hearing: Definitive Subdivision Plan: Plan entitled Dudley Estates; 18 single family lots with access from Jesse Road, Four Lots Dudley Realty Trust, applicant. The Public Hearing was opened at 7:26 PM by Chairman Guy Horne. Mr. Ben Osgood, representative for the applicant, presented the proposed subdivision consisting of 18 lots.

- **Public Comments:**

- Michael Deboise, Sr., 2 Jesse Road – presented photos of existing water problems.
- Paul McDonald, 25 Mason Road – has had water problems since he's been there.
- Donna Mandelenakis, 41 Mason Road – presented photos of water problem across road.
- Dave Konieczny, 38 Alton Drive – asked about dead end street bylaw and the cul-de-sac length waiver.
- Kristin Clark, 50 Alton Drive – asked about the pitch of the land, will she be looking at a roof. The engineer stated there would be 80 feet of undisturbed vegetation between the subdivision and her house.
- Melody Deboise, 2 Jesse Road – has had water in basement and yard for the 25 years she has lived here. Was assured drainage would not affect them when Shepherd Hill Estates was being constructed. Traffic has increased in area as well. Has had to change insurance carriers 3 times due to water damage losses.
- John Giaquinto, 42 Alton Drive – asked about the proposed house at 44 Alton Drive. Does it have to go through Planning? Mr. Horne stated that it is a legal buildable lot, meets local Zoning, and not subject to Planning.
- Michael Deboise, Sr., 2 Jesse Road – asked about frontage requirement of 400'. Mr. Horne explained that the area is RES15 and zoned for 100 foot frontage, which has been met.
- Virginia DiDonato, 10 Jesse Road – spoke about the traffic on Jesse Road and the slope of Alton Drive.
- Kristin Clark, 50 Alton Drive – asked what the process is for building the subdivision. Mr. Osgood explained the process.

- Virginia DiDonato, 10 Jesse Road – asked if water and sewer are going to be completed for all the houses. Mr. Osgood stated that water and sewer will be installed with each house.
- Michael Deboise, Sr., 2 Jesse Road – stated he has a pump at his house and if they lose power, the pump doesn't work and sewage backs up into the house. Has to replace pump every 3 years or so.
- Ray Stevens, 45 Mason Road – stated he has same problems with flooding. Stated retention ponds aren't holding the water.
- Donna Mandelenakis, 41 Mason Road – stated high traffic and speeding on Mason Road.
- John Giaquinto, 42 Alton Drive – asked about the wetland area behind the proposed house on 44 Alton Drive. Mr. Osgood stated the property would belong to the owner of the house. Any cutting near wetlands would have to be reviewed by Conservation.
- Melody Deboise, 2 Jesse Road – is there going to be a monitoring system in place to ensure no pesticides, etc., are used. Mr. Horne stated the post runoff construction is going to be the same as it is now. A deed restriction will be placed on each home detailing what chemicals cannot be used on lawn.
- Mr. Osgood stated that his company designs a subdivision correctly. The Planning Board has an engineering firm that reviews the plans, makes recommendations and polices the subdivision developers. They have to meet regulations. He cannot address flooding further up on Jesse Road, they are lower than that. They can't fix it. One recommendation is to make the culvert bigger, if it meets stormwater management and wetlands regulations.
- Mr. Horne stated that citizens' concerns are: traffic, culvert and 80 feet of trees at top of hill (recommends developers install a buffer zone). Mr. Osgood stated they don't have a problem with that. Will add easements for the swales.
- Virginia DiDonato, 10 Jesse Road – does anyone from the town oversee the work. Mr. Horne said the town engineer oversees the work as it progresses. Is the sidewalk going to take the road or property? The sidewalks will be in the town right of way. The developers will review it and could widen that portion of Jesse Road for sidewalks.
- Mr. Osgood would like to continue the Public Hearing in two weeks, if the engineer's reviews are completed. If they haven't addressed everything, they will ask to continue the Public Hearing.

D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates
- b. Rocky Hill Estates – owner requested covenant releases on lots A15 and A16 Bona Drive. Mr. Edmiston **moved to release lots A15 and A16 from the covenant for Rocky Hill Estates based on Graves Engineering site reports.** Seconded by Ms. Humphrey. Unanimous.
- c. Piasta Road – The chairman requested Mr. Johnson to send an email to the owner asking for an completion date update
- d. Country View Estates (Eisenhower Drive)
 - i. Highway Superintendent asked that the road be seal coated.
 - ii. The cost to seal coat was astronomical, per the developer.
 - iii. Nothing in regulations requires seal coating.
 - iv. Mr. Horne stated that Dave's Way's seal coating has washed off and doesn't look as good as Eisenhower Drive.
 - v. The developer is willing to do the outstanding infrastructure work; repair catch basins, repair water main shutoff that is sticking up and seal several cracks.
 - vi. The members agreed that the developer does not need to seal coat the road. The outstanding infrastructure work will need to be completed with as-built plans and street acceptance plans submitted prior to January 31 to file for street acceptance by the Town.
- e. Tobin Farm Estates – no updates. Mr. Johnson to contact Town Counsel regarding the request to waive sidewalks

E. Final Inspections associated with Site Plans, Including:

- a. AMP Solar

Forefront Solar – Ed Switzer requested The Planning Board place the warrant article for the overlay district on the Fall Town Meeting. Mr. Benoit **moved to place the overlay district on the fall Town Meeting**. Seconded by Ms. Humphrey. Unanimous.

F. General Discussion on potential Zoning Bylaw amendments for the 2018 Fall Town Meeting

- a. Mr. Johnson to send out an email copy of proposed amendment to members for review

G. Discussion on the status of Economic Development Planning, including:

- a. Walking tour of potential village district/economic development areas: conclusions, suggestions, recommendations, future actions, etc.
 - i. Village district might be more suitable in mill overlay district
 - ii. Possibly a park site, restaurant, etc.
 - iii. Airport plaza – possible mini-Target site
- b. Phase 2 Economic Development Strategic Plan; progress on Phase 2 work plan

H. Planner's Plate

- a. Request of Attorney Margaret Nash to view Rocky Hill Estates files from 1990-present
 - i. There are any old documents in dead storage. All in the office and flat files storage.

I. Comments from the Planning Board – Mr. Horne stated that Mr. Sullivan is planning to move closer to his work and will be resigning. Position will need to be filled.

J. Comments from the Audience – none.

K. Other Business – Decision of cell tower has been appealed.

L. Adjournment

- a. **Mr. Edmiston moved to adjourn at 9:18 PM.** Seconded by Ms. Humphrey. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of September 12, 2018

Guy V. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk to the Board

Kevin Sullivan, Member

Gregory Benoit, Member